

082.0

0002

0072.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

959,700 / 959,700

USE VALUE:

959,700 / 959,700

ASSESSED:

959,700 / 959,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MELANIE LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SAINI MOHAN	
Owner 2:	
Owner 3:	

Street 1: 20 MELANIE LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02474	Own Occ: Y
	Type: <input type="text"/>

PREVIOUS OWNER
Owner 1: SAINI MOHAN/TR -
Owner 2: 20 MELANIE LANE REALTY TRUST -
Street 1: 20 MELANIE LANE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION			
This parcel contains 8,878 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.			
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8878		Sq. Ft.	Site		0	70.	0.77	6									480,438						480,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							144506
							GIS Ref
							GIS Ref
							Insp Date
							03/26/09

PREVIOUS ASSESSMENT							Parcel ID	082.0-0002-0072.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	479,300	0	8,878.	480,400	959,700	959,700
2019	101	FV	350,500	0	8,878.	473,600	824,100	824,100
2018	101	FV	350,500	0	8,878.	363,800	714,300	714,300
2017	101	FV	350,500	0	8,878.	343,200	693,700	693,700
2016	101	FV	350,500	0	8,878.	315,700	666,200	666,200
2015	101	FV	339,800	0	8,878.	295,100	634,900	634,900
2014	101	FV	339,800	0	8,878.	271,800	611,600	611,600
2013	101	FV	339,800	0	8,878.	271,800	611,600	611,600

SALES INFORMATION							TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes
SAINI MOHAN/TR,	68994-480		3/10/2017	Convenience		1	No	No			
SAINI MOHAN,	64057-510		8/11/2014	Convenience		10	No	No			
SAINI MOHAN/TRU	64057-503		8/11/2014	Convenience		10	No	No			
SAINI MOHAN,	59848-240		8/27/2012	Convenience		1	No	No			
SAINI MOHAN/TRU	59848-223		8/27/2012	Convenience		1	No	No			
KAUR JASMINDER,	56877-317		5/19/2011	Convenience		1	No	No			
SAINI GURNAM	48631-581		12/8/2006		630,000	No	No				
BOHANNON MARK	35678-306		6/14/2002		305,000	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
3/26/2009									3/26/2009	Measured	197	PATRIOT						
4/28/2007									4/28/2007	MLS	MM	Mary M						
1/13/2000									1/13/2000	Mailer Sent								
1/13/2000									1/13/2000	Measured	277	PATRIOT						
2/1/1985									2/1/1985	LO								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 05 - Garrison	2	Rating: Good																
Sty Ht: 2 - 2 Story				A Bath:		Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:		Rating:												
Foundation: 1 - Concrete				A 3QBth:		Rating:												
Frame: 1 - Wood				1/2 Bath: 1		Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:		Rating:												
Sec Wall: 8 - Brick Veneer	10%			OthrFix:		Rating:												
Roof Struct: 2 - Hip																		
Roof Cover: 1 - Asphalt Shgl																		
Color: YELLOW																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C+ - Average (+)				Kits: 1		Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1984	Eff Yr Blt:			A Kits:		Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1		Rating: Good			Other									
Jurisdct:	Fact: .			WSFlue:		Rating:			Upper									
Const Mod:									Lvl 2									
Lump Sum Adj:									Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				Lower										
Avg Ht/FL: STD				Location:					Totals	RMS: 7	BRs: 3	Baths: 2	HB: 1					
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall:	%			Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:	%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 082.0-0002-0072.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				
																		